

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- May 18, 1966

Appeal No. 8723 C. L. Cotton, Appellant

The Zoning Administrator of the District of Columbia, Appellee

On motion duly made, seconded and unanimously carried, the following Order was entered by the Board at its meeting on May 31, 1966.

EFFECTIVE DATE OF ORDER: July 7, 1966

ORDERED:

That the appeal for a variance from the side yard requirements of the R-1-B District to permit one story rear addition to dwelling at 6215 - 2nd St., N.W., lot 42, Square 3373, be granted.

From the record and the evidence adduced at the public hearing, the Board finds the following facts:

(1) Appellant's lot is improved with a one story single family dwelling with a side yard of 5.25 feet.

(2) The lot has a 40 foot frontage on 2nd Street, a south lot line of 145.0 feet, a north lot line of 150.0 feet, and a rear lot line of 35.0 feet with a southeasterly segment of 7.07 feet, and contains 5988 square feet of land. The lot borders a 15 foot public alley to the south.

(3) Appellant proposes to erect a one-story rear addition in order to enlarge his kitchen. The proposed addition would measure 9'6" x 10', and would square off the existing structure.

(4) Section 3305.1 provides that there be an 8 foot side yard for dwellings in the R-1-B District.

(5) Appellant's side yard after the rear addition would measure 5.25 feet, in line with the side yard of the existing structure.

(6) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

The Board holds that the granting of this appeal will not substantially increase the prescribed lot occupancy for the R-1-B District and that the erection of the rear addition to this dwelling will not be inconsistent with the present use and occupancy of the lot and will have no adverse affect upon adjacent and nearby property.

Further, we are of the opinion that the requested relief can be granted without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.